

111 W. Wacker Project Description

Project Details

Project name: 111 West Wacker Drive

Location/Address: 111 West Wacker Drive

Developer: Related Midwest

Architect: Handel Architects LLP (design) and Epstein (architect of record)

Attorney(s): DLA Piper

Consultants (e.g., traffic, engineers, brokers, etc.):

Forensic Engineers: Wiss, Janney, Elstner Associates

Structural Engineers: Halvorson Partners

MEP/FP: Cosentini Associates

Elevator: Jenkins and Huntington

Interior Design: Kara Mann Design

General Building Information

Lot size: 24,086

Number of floors: 59

FAR: Approximately 25

Zoning designation: Planned Development #841

Parking (both accessory and non-accessory): 439 spaces

Project Description.

111 West Wacker will be a 506-unit, 59-story luxury rental tower located on the Southwest corner of Clark Street and Wacker Drive, adjacent to the main branch of the Chicago River with unparalleled access to the City's main business district "Loop" and renowned cultural attractions.

The Property will be constructed on a half-acre site which currently contains the stalled hotel and condominium development formerly known as Waterview Tower. Related acquired the Property in July 2011 with the intent of developing the Property into a "best in city" luxury rental building. Upon completion, the project will total approximately 950,000 gross square feet and include 439 parking spaces, 506 luxury rental units thoughtfully distributed as studios, convertibles, one-, two-, and three-bedrooms, and unrivaled amenities and services. Unique and signature restaurant and retail spaces will be accessible from the Property's street level.

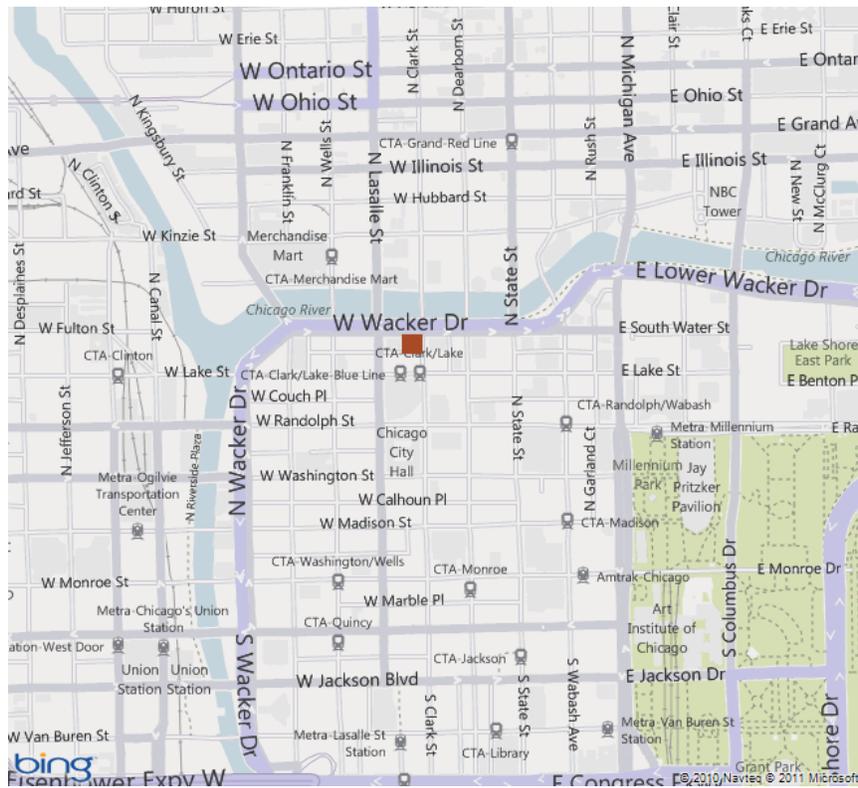
The prior owner's original 1.3 million gross square foot proposal comprised a 223-key Shangri-la Hotel and 243 luxury condominium units with an approximate average size of 800 and 1,800 square feet, respectively. The 92-story, 1,047 feet super-structure was to be the seventh tallest structure in the U.S. Construction of the Property began without first closing a senior loan. Accordingly, all on-site activity was halted in December 2007 due to insufficient funds of the prior owner. Shown at right, and remaining today, the 25-story concrete structure, which also contains 4 underground floors, houses the existing parking and the originally proposed hotel rooms. Related has worked over the past several months to completely redesign and repurpose the existing structure into a luxury, all-rental tower.



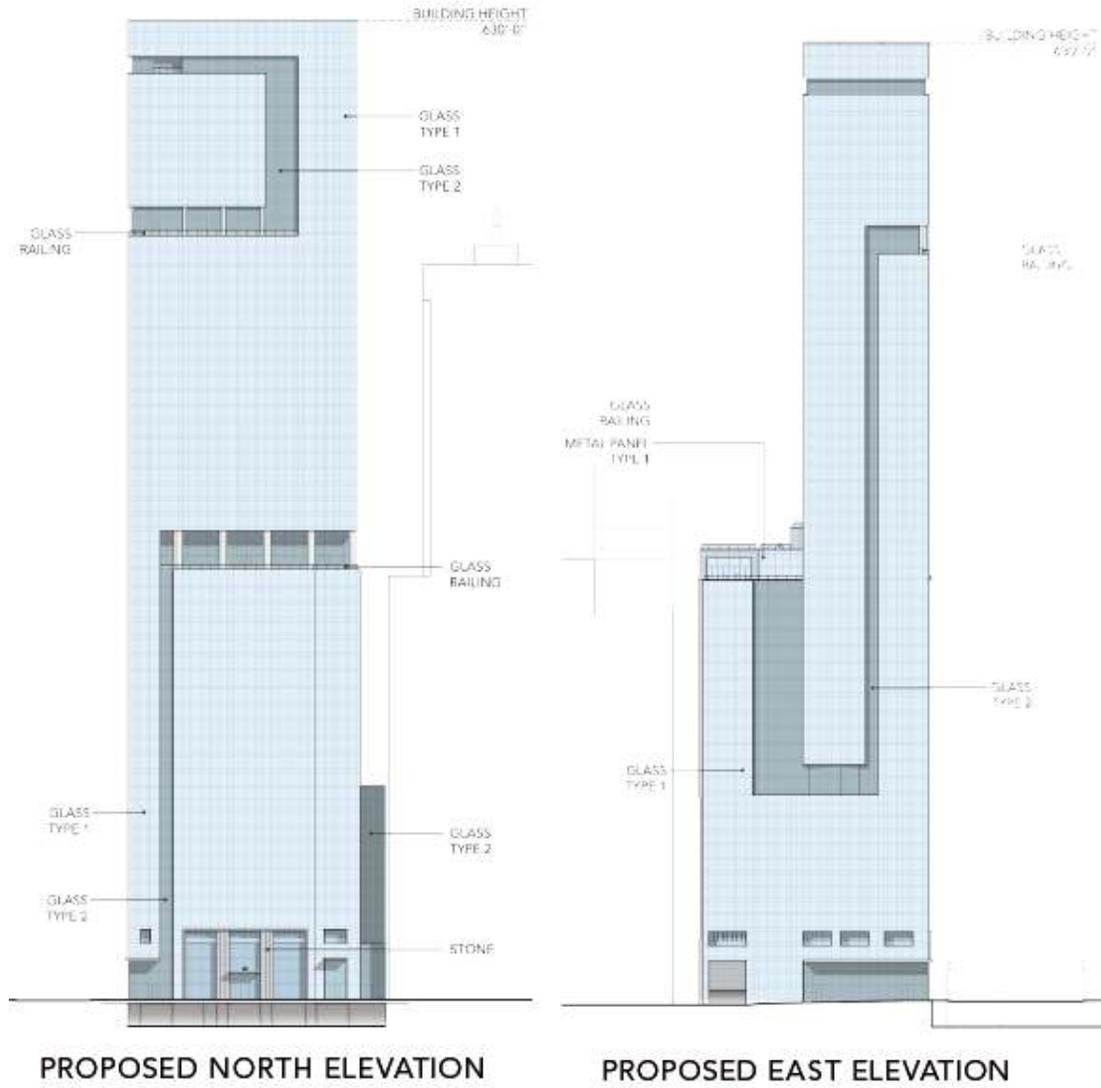
Existing conditions

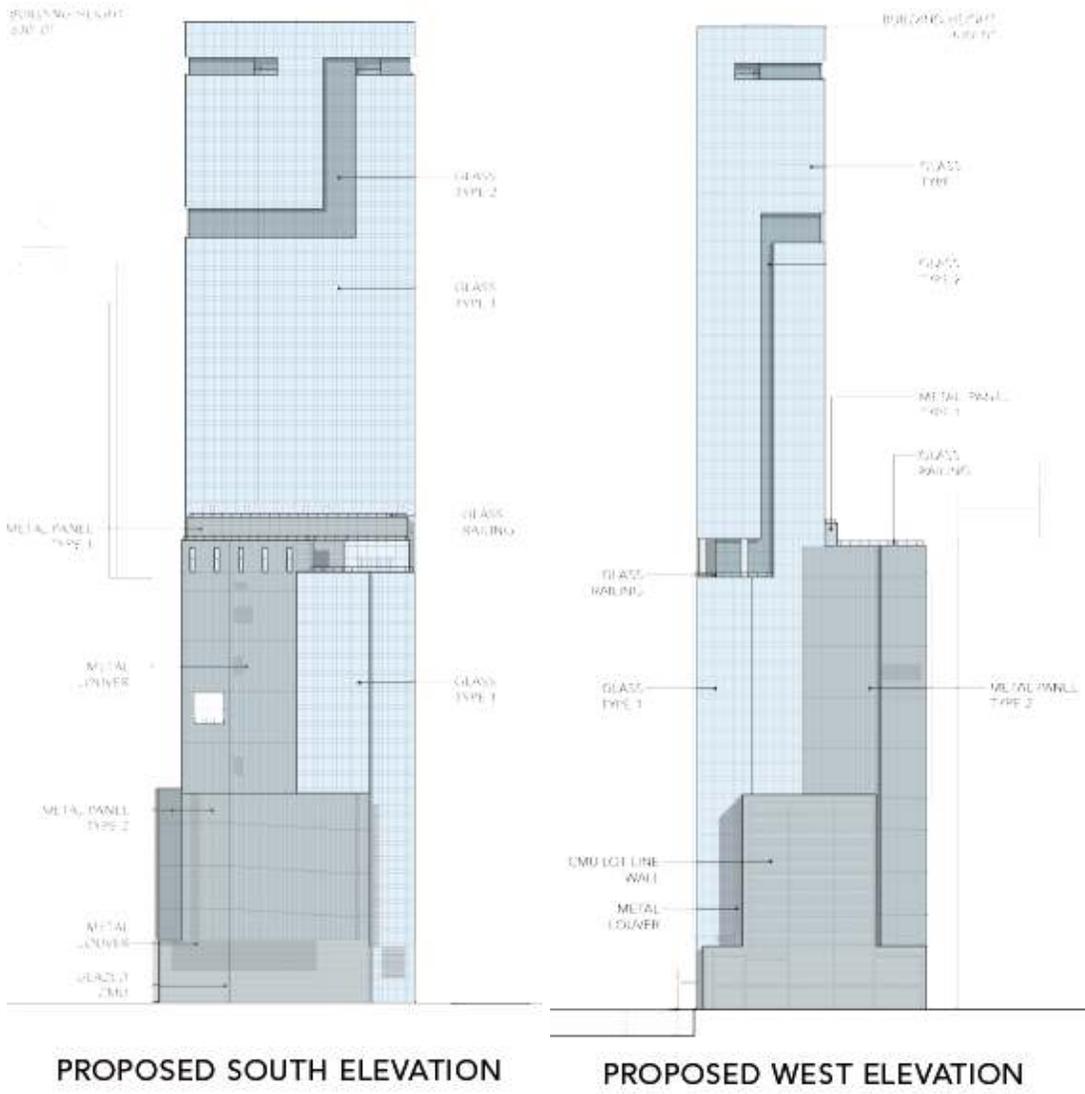
Upon completion of the glass and concrete structure, 111 West Wacker will consist of 506 luxury apartments and 439 parking spaces. The average unit size will be approximately 830 square feet (419,000 square feet of net leasable area). Levels directly accessed by upper and lower Wacker Drive will contain up to approximately 35,000 square feet of retail space as well as the residential lobby and back of house areas. The Property's parking spaces, of which approximately

Site plan and location map.



Building elevations







RENDERINGS: NORTHWEST RIVERFRONT

111 W. WACKER DRIVE CHICAGO, IL
WHLA 027 RELAYED | HOK | ARCHITECTS | LL



RENDERINGS: NORTHEAST RIVERFRONT

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RENDERING : NORTHEAST PERSPECTIVE

111 W. WACKER DRIVE CHICAGO, IL
May 16, 2012 RELATED | HANDEL ARCHITECTS